



HUNTERS[®]
HERE TO GET *you* THERE

11 Holmhirst Way, Woodseats, Sheffield, S8 0GZ

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£250,000

Nestled in the charming Holmthirst Way of Sheffield, this delightful 1950s house is a true gem waiting to be discovered. Boasting three bedrooms, perfect for a growing family or those in need of a home office, this property offers ample space for all your needs.

As you step inside the entrance porch, you'll be greeted by a welcoming inner lobby with stairs to the first floor. There is an open plan living area with windows to both the front and rear, ideal for entertaining guests or simply relaxing after a long day. The modern fitted kitchen is a chef's dream, with sleek finishes and plenty of storage space for all your culinary essentials with the additional utility room.

The luxury bathroom is a tranquil oasis, where you can unwind and rejuvenate in style. And for those sunny days, the enclosed rear garden provides a private outdoor sanctuary, perfect for enjoying a morning coffee or hosting a summer barbecue.

With parking available for two vehicles, convenience is at your doorstep. Don't miss out on the opportunity to make this charming house your new home. Book a viewing today and step into a world of comfort and style at Holmthirst Way.

GENERAL REMARKS

TENURE

This property is Freehold.

RATING ASSESSMENT

We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

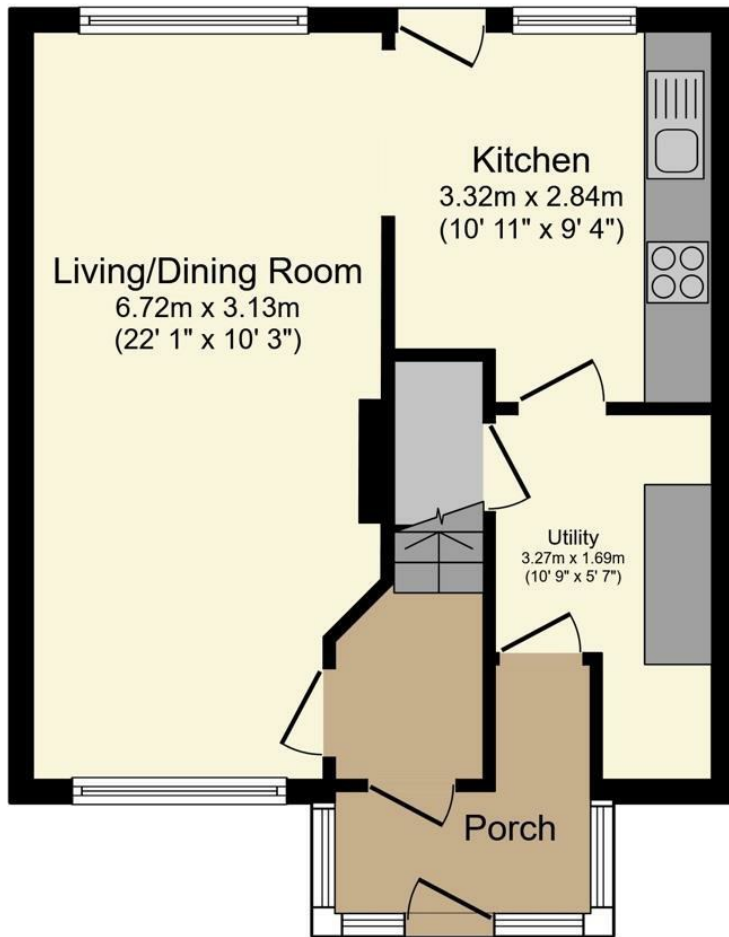
VACANT POSSESSION

Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

MORTGAGE FACILITIES

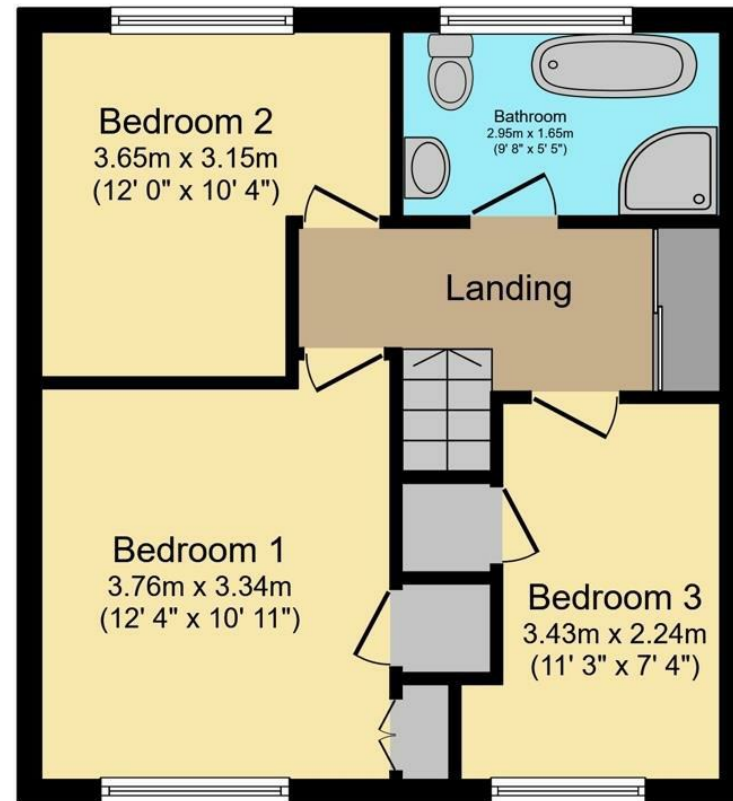
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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Ground Floor

Floor area 43.3 m² (467 sq.ft.) approx



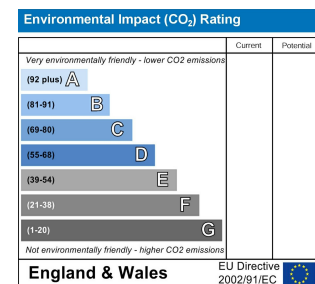
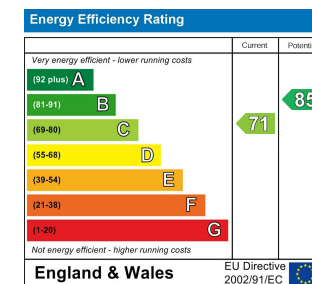
First Floor

Floor area 40.6 m² (437 sq.ft.) approx

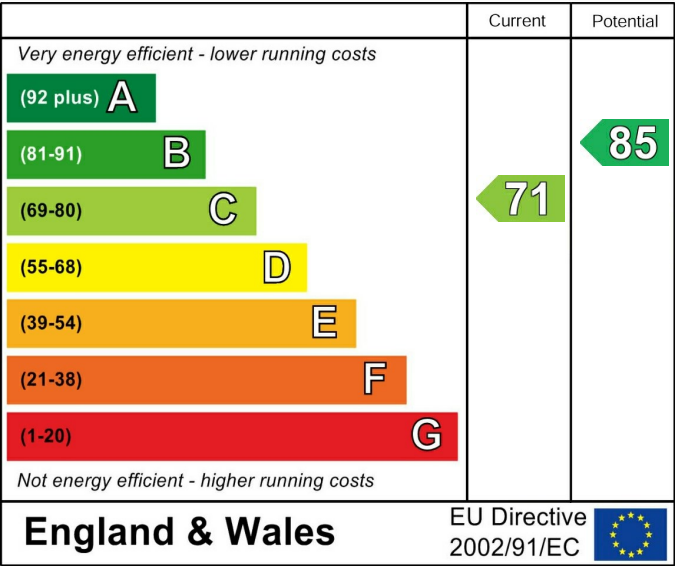
Total floor area 83.9 m² (904 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









